

**WYCKOFF PLANNING BOARD  
OCTOBER 6, 2014 PUBLIC WORK SESSION MINUTES**

Public Work Session: 7:30 p.m. Second Floor Court Room, Memorial Town Hall  
Public Business Meeting: 8:00 p.m. Second Floor Court Room, Memorial Town Hall

The meeting commenced with the reading of the Open Public Meeting Statement by Richard Bonsignore, Chairman:

“The regular October 6, 2014 Public Work Session Meeting of the Wyckoff Planning Board is now in Session. In accordance with the Open Public Meeting Act, notice of this meeting appears on our Annual Schedule of Meetings. A copy of said Annual Schedule has been posted on the bulletin board in Memorial Town Hall; a copy has been filed with the Township Clerk, The Record, The Ridgewood News and the North Jersey Herald and News – all newspapers having general circulation throughout the Township of Wyckoff. At least 48 hours prior to this meeting the Agenda thereof was similarly posted, filed and mailed to said newspapers.” Formal action may be taken.

Members of the public are welcome to be present at this meeting. However, in accordance with Section 7(A) of the Open Public Meetings Act, participation on the part of the public at this meeting will not be entertained.

**Board Member Attendance:** Richard Bonsignore, Chairman; Township Committee Representative Boonstra; Glenn Sietsma, Jaime McGuire, Tom Madigan, Alternate; John Haboob, Alternate.

**Board Members Absent:** Robert Kane, Vice Chairman; Doug Christie, Mayor; Scott Fisher; Drita McNamara; Doug Macke.

**Staff Present:** Joseph C. Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Peter Ten Kate, Boswell Engineering Representative; Susan Schilstra, Board Secretary.

**OLD BUSINESS**

Approval of the September 10, 2014 Work Session and Regular Business Minutes

Township Committeeman Boonstra made a motion to approve the September 10, 2014 public work session and public business meeting minutes. Second, Board Member Haboob. Voting in favor: Mr. Haboob, Township Committeeman Boonstra and Chairman Bonsignore.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #14-10**

Board Member McGuire made a motion to approve Resolution 14-10 to pay vouchers. Second, Board Member Sietsma. Voting in favor: Mr. Haboob, Mr. Madigan, Ms. McGuire, Mr. Sietsma, Mr. Boonstra and Chairman Bonsignore.

**RESOLUTION(S) TO BE MEMORIALIZED**

**CAPITAL ONE BANK** BLK 216.01 LOT 20 (B1); 690 Wyckoff Avenue. Preliminary/final major site plan/variance. *(The applicant proposes to demolish the existing 4,675 square foot building and construct a new conforming 4,370 square foot Capital One bank building with one pre-existing non-conforming rear yard setback variance).*

The Board unanimously agreed not to vote on this resolution this evening since they would like to review it for any corrections. It will then be placed on the November 12, 2014 Planning Board agenda.

**FOR REVIEW AND RECOMMENDATION**

**ORDINANCE #1751 – AN ORDINANCE TO AMEND `CHAPTER 186 “ZONING,” SECTION 186-23, “REGULATIONS APPLYING TO SPECIFIC ZONES.”** For review and recommendation to the Township Committee.

Township Engineer DiGennaro caveat recommended that the “a” on the second line be removed and after “mixed commercial-residential use” add an “s” for “uses.”

The board unanimously agreed to recommend Ordinance #1751 to the Township Committee.

**FOR COMPLETENESS REVIEW/PUBLIC HEARING**

**KUMON CENTER OF WYCKOFF, LLC** BLK 251 LOT 1.02 (B1); 386 Franklin Avenue. Site plan/variance. *(The applicant proposes to relocate the existing academic tutoring business to a larger space within the same building which requires an additional 8 space parking variance).*

Boswell Representative Ten Kate said existing retail space is being converted for an existing tenant who is requiring a parking variance. He said his recommendation to deem the application complete for a public hearing this evening. He said there will be no change to the exterior of the building.

Township Committeeman Boonstra made a motion to deem this application complete. Second, Board Member McGuire. Voting in favor: Mr. Haboob, Mr. Madigan, Ms. McGuire, Mr. Sietsma, Mr. Boonstra and Chairman Bonsignore.

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There being no further business, a motion to adjourn the meeting was made and seconded and passed unanimously. The meeting concluded at 7:53 p.m.

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Susan Schilstra, Secretary  
Wyckoff Planning Board